178.0	0005	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	769,900 / 769,900
					USE VALUE:	769,900 / 769,900
					ASSESSED:	769,900 / 769,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORNELISSEN STEVEN A/MYLA A
Owner 2:	
Owner 3:	
Street 1:	18 VIRGINIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CIRILLO VITO M & AGNES M -
Owner 2:	LIFE ESTATE -
Street 1:	18 VIRGINIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,470 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Wood Shingle Exterior and 2336 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6470.000	361,500		408,400	769,900
Total Card	0.149	361,500		408,400	769,900
Total Parcel	0.149	361,500		408,400	769,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.58 | /Parcel: 329.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 120700
GIS Ref:
GIS Ref:
Insp Date: 07/15/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0005-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	361,500	0	6,470.	408,400	769,900	769,900	Year End Roll	12/18/2019
2019	101	FV	273,000	0	6,470.	408,400	681,400	681,400	Year End Roll	1/3/2019
2018	101	FV	273,000	0	6,470.	344,200	617,200	617,200	Year End Roll	12/20/2017
2017	101	FV	273,000	0	6,470.	315,000	588,000	588,000	Year End Roll	1/3/2017
2016	101	FV	215,200	0	6,470.	268,400	483,600	483,600	Year End	1/4/2016
2015	101	FV	210,100	0	6,470.	233,400	443,500	443,500	Year End Roll	12/11/2014
2014	101	FV	210,100	0	6,470.	215,900	426,000	426,000	Year End Roll	12/16/2013
2013	101	FV	210,100	0	6,470.	205,400	415,500	415,500		12/13/2012

!13998!

PRINT

Date	Time
12/11/20	03:53:04

LAST REV

Date	Time
09/08/16	10:39:52

apro

USER DEFINED

Prior Id # 1:	120700
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13998

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIRILLO VITO M	49670-460		6/26/2007		475,000	No	No		
CIRILLO VITO/ET	28812-215		7/6/1998	Family		No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2015	673	Addition	76,000		6/11/2015			2nd floor addition
6/30/2014	769	Redo Kit	24,500					

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2016	Meas/Inspect	DGM	D Mann
7/13/2016	Measured	DGM	D Mann
7/13/2016	Permit Visit	DGM	D Mann
6/23/2015	Info Fm Prmt	PC	PHIL C
7/2/2014	Info Fm Prmt	PC	PHIL C
11/12/2008	Meas/Inspect	345	PATRIOT
3/9/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6470		Sq. Ft.	Site		0	70.	0.90	7			Easemen	-5					408,377						408,400	

Total AC/HA: 0.14853 | Total SF/SM: 6470 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 408,377 | Spl Credit | Total: 408,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17923379
Const Adj.:	1.00550008
Adj $ / SQ:	148.215
Other Features:	101750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	444155
Depreciation:	82613
Depreciated Total:	361542

COMMENTS

10 FT EASEMENT ON RIGHT SIDE OF HSE.
SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	2007
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

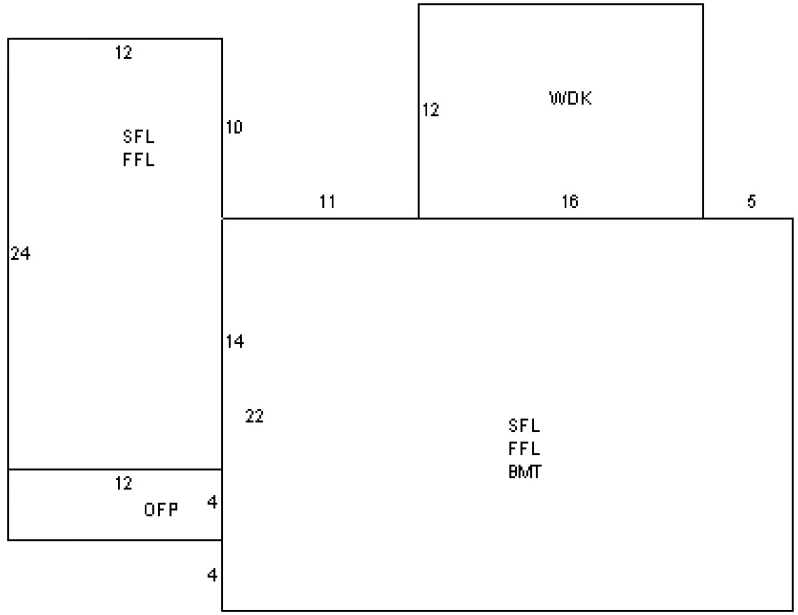
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	148.21
Special Features:	0	Val/Su Net:	123.46
Final Total:	361500	Val/Su SzAd	182.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	992	148.210	147,029
SFL	Second Floor	992	148.210	147,029
BMT	Basement	704	62.580	44,059
WDK	Deck	192	11.270	2,164
OFP	Open Porch	48	44.240	2,124

Net Sketched Area:	2,928			Total:	342,405
Size Ad	1984	Gross Are	2928	FinArea	2336

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0005-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	